



MINUTES ARCHITECTURAL REVIEW BOARD

January 11, 2010

7:30 P.M.

City Hall, Council Chambers
Fredericksburg, Virginia

<u>MEMBERS</u>	<u>MEMBERS ABSENT</u>	<u>CITY STAFF</u>
Robin Wood, Chair Lisa Peverill, Vice Chair Jamie Scully Marilynn Mendell Donna Chasen Owen Lindauer		Erik Nelson, Senior Planner Sheree Waddy, Recording Secretary

Mr. Lindauer called the Architectural Review Board to order at 7:30 p.m.

OPENING REMARKS

Mr. Lindauer determined that a quorum was present. Mr. Nelson stated that public notice requirements had been met.

ELECTION OF OFFICERS

Mr. Lindauer called for nominations for Chair and Vice Chair.

Ms. Chasen nominated Robin Wood for Chair and Lisa Peverill for Vice Chair.

Mr. Lindauer asked if there were additional nominations. There were none.

Mr. Lindauer called for the vote. The motion carried unanimously.

Ms. Wood assumed the Chair.

APPROVAL OF AGENDA

Ms. Wood asked if there were additional items for the agenda.

Mr. Lindauer noted that staff had asked that the following items be added to Other Business:

- Item 6 – Update on 312½ Wolfe Street
- Item 7 – Informal review 240/242 Charles Street

Mr. Lindauer made a motion to accept the agenda as amended. Ms. Chasen seconded. The motion carried unanimously.

REVIEW OF MINUTES

Ms. Wood asked if there were any changes to the December 14, 2009 meeting minutes.

Mr. Scully made a motion to accept the minutes as submitted. Ms. Chasen seconded. The motion carried unanimously.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Ms. Wood asked if any board member had a conflict of interest or had participated in ex parte communications on any of the agenda items. No one said that they had.

APPLICATIONS – REGULAR AGENDA

Mr. Nelson suggested that the Board review Item 2 first since the applicants for Item 1 were not present. The Chair concurred.

2. 316/318 Charles Street (Jim Jarrell) – Exterior alterations

The applicant was present. Mr. Jarrell provided a brief history of the building and explained that the proposed modifications would allow him to continue its current use as a storage building.

There was no public comment.

Mr. Lindauer asked if the doors facing Frederick Street would be metal garage style doors.

Mr. Jarrell said the doors would be metal overhead panel doors.

Mr. Lindauer noted that this simply designed industrial building dates to the mid-1920s. He said his main concern was whether the building's historic character would be changed by the proposed modifications. He said the mitigating factor was that the modifications would be reversible, if the use of the building changed. He asked staff if the remaining windows of the front façade were original.

Mr. Nelson said they were steel framed and probably original.

Ms. Chasen said she found the exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Mr. Scully seconded. The motion carried unanimously.

1. 525 Caroline Street (Timbernest, Ltd) – Exterior alterations

The applicant, Van Perroy, was not present due to a family emergency. Staff noted that Mr. Perroy had asked that it be conveyed to the Board that this phase of the project has been scaled back considerably, due to financing.

There was no public comment.

Mr. Lindauer asked staff to provide the background on this project.

Mr. Nelson provided the background on this project beginning in 2001.

Mr. Scully asked if the previous proposals had been approved.

Mr. Nelson said yes.

Ms. Chasen said she found the site planning and scale and massing to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Ms. Chasen also moved to table the rest of the application, until the applicant is able to provide additional details on the windows, doors, awning, railings, columns, trim, and other features. Mr. Scully seconded. The motion carried unanimously.

Other Business

1. 515 Princess Anne Street (Shiloh Baptist Church, New Site) – Mr. Nelson said the applicants had not submitted any additional information the Board had requested. He said he would remove this item from future agendas.
2. Planning Commission Agenda – Mr. Nelson transmitted the Planning Commission agenda.
3. Update on 312 Frederick Street – Mr. Nelson said the City's Property Maintenance Code Official had notified the owners that they have to stabilize the building. This work is underway.
4. Approval of 2009 Annual Report – Mr. Lindauer made a motion to approve the 2009 Annual Report as submitted. Ms Chasen seconded. The motion carried unanimously.
5. Review definition of "visibility" – Mr. Nelson explained that Councilman Kelly had requested that the ARB examine its criteria for being visible from a public right-of-way.

Mr. Lindauer said it would be important to clarify what exactly the City Council's expectation is in this instance. According to Matt Kelly's memo, it looks like there are two questions. First, is whether the Board wants to review aspects of a property that are not visible to the public. The second question is whether the Board wants to define "view from public street, right-of-way."

Mr. Lindauer observed that the Board does not regulate the insides of buildings or other features not visible to the public. He noted that preservation involves working with the public and that there is much wisdom in the existing process. There exists a respect for privacy and a focus on views. The insides of buildings and features not visible to the public

are not public business. If a private organization wants to make recommendations to private owners about the inside of their buildings or about features not visible to the public, then they can do so.

As to what constitutes a public right-of-way, Mr. Lindauer stated that the river was once extremely important to the City as a travel route, while the roads were very bad. Grand houses built along the river actually face the waterway. The river is important to the history of the town, but not necessarily to the administration of the City Code. The river is not a street. It is also not a right-of-way, although the public can travel on it. There is also the issue of the perspective of the City from the river. Someone in a boat must look up to the town. This view is perhaps interesting and may even be important, but that does not automatically indicate a regulatory imperative.

The Board agreed to hold a public hearing on the issue of visibility at its February 8 meeting and discuss the matter further at a supplementary meeting on February 22. Mr. Lindauer indicated the Board should seek the following information from the public:

- What does the public think about the City Code's perspective for differentiating between what is visible from public right-of-way and what is non-public?
- What does the public perceive as the public right-of-way?

Mr. Nelson said he would add this item to the public notice for the February meeting.

6. Demolition of 312½ Wolfe Street – Mr. Nelson said the property was in poor condition and the property owners will seek authorization to demolish at the Board's February's meeting. Ms. Chasen said she would like to see an engineer's report on the building. She asked if the property was on the endangered list. Mr. Nelson said he would have to check. Mr. Lindauer said he would like to see the Building Official make a determination as to whether the building is considered safe or not.
7. Informal review 240/242 Charles Street – The property owner discussed his preliminary plans with the Board.

The meeting adjourned at 8:38 p.m.

Robin Wood, Chair